



Master Permit Application for Land Use Permits and Approvals

Snohomish County

Planning and Development Services

I. Property Location

Primary property address, general location, and all associated property tax account numbers (attach separate pages if necessary):

220555 Richmond Beach Drive NW

27033500302700, 27033500301200, 27033500302800, 27033500304000, 27033500301100,

27033500303900, 270533500303000, 27033500304300, 27033500303800

II. General Project Information

Permits and/or approvals requested from Snohomish County (check all that apply):

- | | | |
|-----------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Administrative Conditional Use | <input checked="" type="checkbox"/> Urban Center Development Plan | <input type="checkbox"/> Subdivision ⁹ |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Variance ¹ | <input type="checkbox"/> Minor Revision ⁷ | <input type="checkbox"/> Final |
| <input type="checkbox"/> Rezone ² | <input type="checkbox"/> Major Revision ⁸ | <input type="checkbox"/> Alteration ¹⁰ |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Landscape Modification | <input type="checkbox"/> Short Subdivision ⁹ |
| <input type="checkbox"/> Administrative Site Plan ³ | <input checked="" type="checkbox"/> Shoreline | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Official Site Plan ⁴ | <input checked="" type="checkbox"/> Substantial Development | <input type="checkbox"/> Final |
| <input type="checkbox"/> Preliminary Plan Approval ⁵ | <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Alteration ¹⁰ |
| <input type="checkbox"/> Final Plan Approval ⁶ | <input type="checkbox"/> Variance | <input type="checkbox"/> Special Use ¹¹ |

Footnotes: (1) Title 30 SCC variances, except under the Shoreline Management Program (Chapter 30.44 SCC); (2) Owner(s) must sign application; (3) Urban Residential Development Standards (Chapter 30.23A SCC), Single Family Detached Units (Chapter 30.41F SCC), and Cottage Housing (Chapter 30.41G SCC); (4) Planned Residential Development (Chapter 30.42B SCC), Mobile Home Parks (Chapter 30.42E SCC), development in existing FS and GC zones, and FS, RFS, and GC rezones; (5) BP, PCB, and NB rezones, IP zone rezones for five acres or more, and development of five acres or more in existing PCB, BP, and IP zones; (6) Development in existing PCB, BP, and IP zones; (7) Type 1 and 2 residential and nonresidential applications only; (8) Type 1 and 2 residential development applications only; (9) Inclusive of Rural Cluster Subdivision or Short Subdivisions (Chapter 30.41C SCC); (10) A majority of owners must sign application; and (11) Community Facilities for Juveniles.

Project name:

Point Wells Development

Explain your request and all proposed uses included in this development proposal:

Urban Center Submittal for mixed-use development

Snohomish County Planning and Development Services • 3000 Rockefeller Avenue, 2nd Floor, County Administration-East Building, Everett, WA 98201 • 425.388.3311

**Exhibit V-2 Master Permit Application revised December 12
2019**

PFN: 11-101457 LU

Revised February 16, 2018

III. Applicant Information

	Applicant	Contact person (if different)
Name:	<u>BSRE Point Wells, LP</u>	<u>Attn: Doug Luetjen</u>
Mailing Address:	<u>c/o Karr Tuttle Campbell</u>	<u>Karr Tuttle Campbell</u>
City, State, Zipcode:	<u>701 Fifth Ave., Ste. 3300, Seattle, WA 98104</u>	<u>701 Fifth Ave., Ste. 3300, Seattle, WA 98104</u>
Phone:	<u>206-224-8061</u>	<u>206-224-8061</u>
Email:	<u>dluetjen@karrtuttle.com</u>	<u>dluetjen@karrtuttle.com</u>

Applicant's interest to property (check one):

☒ Owner ☐ Consultant ☐ Contract Purchaser ☐ Lessee ☐ Other (specify): _____

All persons and/or entities having an ownership interest in the property:

Name:	<u>BSRE Point Wells, LP</u>	Phone:	_____
Address:	<u>(same as above)</u>	Email:	_____
Name:	_____	Phone:	_____
Address:	_____	Email:	_____
Name:	_____	Phone:	_____
Address:	_____	Email:	_____

IV. Site Information

General site information:

Site Acreage: 60.9 Site Square Footage: 2,652,804

Present Zoning: CITY-PCB Present Comprehensive Plan Designation: URBAN VLG

Source of water supply (check one):

☐ Private Well ☐ Group Well ☒ Public Water (specify purveyor): Olympic View Water & Sewer District

Method of sewage disposal (check one):

☐ On-Site Septic ☐ Off-Site Septic ☒ Public Sewer (specify purveyor): Ronald Wastewater District

V. Civil Construction Information

Proposed land disturbing activities:

☒ Clearing ☒ Grading ☐ Other (specify): _____

Is the proposal "new development" under SCC 30.91N.044? ☐ Yes ☒ No

Is the proposal "redevelopment" (35% existing hard surfaces) under SCC 30.91R.070? ☒ Yes ☐ No

Proposed hard surfaces (square feet):

New: 46,200 SF Replaced: 1,085,900 SF New plus replaced: 1,132,100 SF

Proposed clearing (square feet): 1,954,500 SF

Conversion of native vegetation to lawn and/or landscaped areas (square feet): 34,400 SF

Conversion of native vegetation to pasture (square feet): 0

Proposed grading quantities (cubic yards):

Cut: 125,000 CY Fill: 625,000 CY (Environmental Remediation Cut: 460,000 CY)

VI. Project-Specific Information

For rezones:

Zoning requested: _____

Has anyone applied for a rezone on this property within the last year? ☐ Yes ☐ No

If yes, when? _____

For subdivisions and short subdivisions:

Plat name: _____ Proposed number of lots: _____

Proposed number of tracts: _____ Public road dedication? ☐ Yes ☐ No

For variances:

Code requirements from which relief is sought: SCC 30.34A.040 (2010) Building Height and Setback
SCC 30.62B.340 (2007) Landslide Hazard Areas

For Shoreline Substantial Development or Conditional Use Permits:

Total cost or fair market value, whichever is higher, of project including all construction finishing work plus permanent equipment to be installed for which the permit will be issued: \$ -1 billion, of which \$10 million is within the shoreline zone

Construction dates for which permit is requested (month and year): Begin: 01/2021 End: 01/2041

Does this project require a Shoreline/Floodplain location? ☒ Yes ☐ No

If yes, please explain why: Proposed project includes enhancement of shoreline (by removal of portions or all rock revetment and seawall) and construction of an esplanade to provide enhanced public access to the shoreline

Waterbody: Puget Sound Shoreline Environment Designation: Urban

VII. Authorization

For all applications^{1,2}:

I am the property owner or am authorized by the property owner to sign and submit this application. I grant permission for County staff and/or its agents to enter onto the subject property for the sole purpose of making any inspections of the property which are necessary to process this application in accordance with Chapter 30.81 SCC. I certify under penalty of perjury of the laws of the State of Washington that the information on this application and all information submitted herewith is true, complete, and correct.

Signature: [Signature] Date: 12/12/2019

Printed name: Douglas A. Luetjen Relationship to project: Authorized Signatory

Signature: _____ Date: _____

Printed name: _____ Relationship to project: _____

Footnotes: (1) For rezones, the property owner(s) must sign. If more than one owner, add authorization pages. (2) For subdivision and short subdivision plat alterations, a majority of all owners must sign the application.